

**AGENDA  
Zoning Board  
Borough of Rumson  
November 20, 2012  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1.** The continued application from the June 19, 2012 meeting of **Randolph Rosen**, 2 Broadmoor Drive (Corner Rumson Road) Rumson Road (Primary Front) and Broadmoor Drive (Secondary Front) / Block 118, Lot 2, R-1 Zone) to construct a new two-story single-family residence, in-ground pool and patio. **The application has been withdrawn and the applicant will reapply.**

**2.** The application of **George & Elizabeth DeRose**, 77 South Ward Avenue (Block 139, Lot 36, R-5 Zone) to remove roof of the existing residence and construct a partial second floor addition, add roof to existing front porch and remove part of existing detached two-car garage and reconfigure retaining a two-car garage at the existing premises. The residence is currently non-conforming in Front Setback Required Building Setback 35 feet / Existing 25.8 feet, Required Porch Setback 30 feet / Existing 21.5 feet and Side Setback required one side 8 feet and total sides of 18 feet / Existing one side 4 feet and total sides of 14.7 feet. The existing detached garage is non conforming in Accessory Building Side and Rear Setback Required 6 feet / Existing side 2.08 feet and rear 3.25 feet and in that the Ground floor area of all accessory buildings may not exceed 40% of the ground floor area of the principal building Permitted 613 sf.; Existing 971 sf. In addition, the property is non-conforming in Maximum Lot Coverage Permitted 3,195 sf.; Existing 4,181.48 sf.; Maximum Building Coverage Permitted 1,697 sf.; Existing 2,551.20 sf and Maximum Floor Area Permitted 2,779 sf.; Existing 2,810.98 sf. New construction will be within required front and side setbacks and will eliminate the existing non-conformities in Maximum Floor Area Permitted 2,779 sf.; Existing 2,810.98 sf.; Proposed 2,774 sf., Permitted Accessory Building Ground Floor Area and accessory building rear setback. Non-conformities will also be reduced in Maximum Lot Coverage Permitted 3,195 sf.; Existing 4,181.48 sf; Proposed 3,764.44 sf., and Maximum Building Coverage Permitted 1,697 sf.; Existing 2,551.20 sf; Proposed 2,134.16 sf.

**3.** The continued application from the October 16, 2012 meeting of **JNM Holdings, Inc.**, 16 Washington Street (Corner Hunt Street), Washington Street (Primary Front) and Hunt Street (Secondary Front) / Block 8, Lot 5, POB Zone to construct a new two-family residence and a three (3) car detached garage with a second floor apartment, restricted for COAH use, at the existing premises. New construction of a two-family residence and a detached three (3) garage/apartment are not permitted uses for the POB Zone. The new two-family residence will create non-conformities in Primary Front Setback (Washington Street) Required Building Setback 35 feet / Proposed 30.0 feet, Required Porch Setback 30 feet / Proposed 21.3 feet and Secondary Front Setback (Hunt Street) Required Building Setback 35 feet / Proposed 22.9 feet, Required Porch Setback 30 feet / Proposed 17.5 feet. The new detached three (3) car garage/apartment will create non-conformities in maximum permitted height 16 feet / Proposed 22 feet and rear setback Required 12 feet / Proposed 6 feet. New construction will also create non-conformities in Maximum Lot Coverage Permitted 4,528 sf. / Proposed 4,611 sf., Maximum Building Coverage Permitted 2,363 sf. / Proposed 3,108 sf. and Maximum Floor Area Permitted 3,630 sf. / Proposed 4,320 sf.

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**4.** The application of **Jeffrey & Sarah Andreski**, 147 Rumson Road (Corner Conover Lane) Rumson Road (Primary Front) and Conover Lane (Secondary Front) / Block 113, Lot 1, R-1 Zone) remove existing front porch, construct new one-story front addition and a new carport at the existing premises.

The property is currently non-conforming due to the pre-existing garage/apartment use located in the front yard (Resolution approved May 21, 2002 to renovate garage/apartment) , driveway openings two

(2) permitted / Existing three (3) driveways openings and an accessory building located on the side property line where 15 feet is required. New construction will create non-conformity in Maximum Building Coverage Permitted 11,535 sf. / Proposed 11,980.74 sf. In addition, Board interpretation is also requested as to the carport opening that faces Rumson Road. The Ordinance states that Garage door(s) for vehicle entry in any R-1 and R-2 zone shall be oriented so as not to be visible from street frontage, river frontage, or public right-of-way. Generally garages must face a side lot line or rear lot line.

**5.** The application of **David & Marlena Redling** , 120 Rumson Road ( Block 93, Lot 2, R-1 Zone) to renovate existing front entry, construct new two-story front and side additions and partial rear second floor addition at the existing single- family residence. The property is currently non-conforming in Lot Frontage Required 200 feet / Existing Private Right-of-Way (no street frontage), Minimum Lot Width Required 200 feet / Existing 167.87 feet. And Interior Lot Shape Required 115 feet / Existing 87 feet. The residence is currently non-conforming in Front Setback Required 100 feet / Existing 95.7 feet. In addition the existing detached garage is non-conforming being located in the front yard and accessory building side setback required 15 feet / Existing 14.7 feet. New construction will increase non-conformity in Front Setback Required 100 feet / Proposed 91 feet.

**6.** The application of **Edward & Dorothy Whitehouse**, 0 Wilson Circle (Block 49, Lot 8, R-2 Zone) to remove the existing house and retain existing detached garage workshop and construct a new two-story single-family residence at the at the existing premises. The property is currently non-conforming due to the pre-existing garage workshop use located in the front yard. New construction will create non-conformities in having an accessory structure detached garage on the property without principal building.

**7. Executive Session** (If Necessary).

**ADMINISTRATIVE:**

**Approval of October 16, 2012 Minutes.**

**Approval of November 20, 2012 Resolutions.**

**Paul & Teresa Sperber**, 65 Navesink Avenue (Block 102, Lot 1, R-1 Zone)

**Timothy & Christine Leonard**, 62 Lennox Avenue (Block 41, Lot 8, R-5 Zone)

Mrs. Patricia Murphy  
State Shorthand Reporting Service